

## **OWNERS STATEMENT**

The undersigned hereby certify that they are the only persons having any record title interest in the real property included within this subdivision, and they hereby consent to the preparation and recordation of this map, and they hereby

Grant to the homeowners association:

The Common Areas shown hereon

Wetland Preservation Easements (see note \_\_\_\_\_ for restrictions)

Oak Preservation Easements (see note \_\_\_\_\_ for restrictions)

and they irrevocably offer for dedication to the public an easement for road and utility purposes over, under and across the Roads {Lanes, Avenues, Ways, Courts} as shown hereon, and they do hereby irrevocably offer for dedication to the public for the hereinafter described purposes the following:

### **1. MULTI PURPOSE EASEMENTS**

A twelve and one half (12.5) foot wide Multipurpose Easement (MPE) adjoining and lying outside the right-of-way of all roads as shown. This easement shall be over, on, under and across the land as delineated and shall consist of non-exclusive easements for the following purpose:

- a. Street lighting, {poles, overhead} and underground wires, anchors, conduit and appurtenances thereto for electric, television, lighting and communication services.
- b. Water and gas lines, services and appurtenances thereto.
- c. Drainage, earth slopes, erosion control and all appurtenances thereto, and for clearing sight distances affecting the traveled way.
- d. To trim and remove trees limbs and brush.
- e. For constructing and maintaining centralized mail delivery boxes, pedestals and slabs. Together with any and all appurtenances thereto including pedestrian access for delivery and receipt of mail.

**2. PUBLIC UTILITY EASEMENTS** over, on, under and across the land designated on this map as "P.U.E." for water, gas, sewer and drainage pipes and appurtenances thereto for poles and overhead and underground anchors, guys, wires, conduit and appurtenances thereto for electric, television and communication services. Together with the right of ingress and egress for maintenance purposes and to trim and remove trees, limbs and brush.

**3. MEANDERING DRAINAGE EASEMENTS** for the flow of drainage waters through the natural swales as shown on this map as "M.D.E."

4. ABUTTER'S RIGHTS OF ACCESS to and from a public road over the areas delineated ////////// are hereby relinquished.

5. SEWER EASEMENTS (SE) for pipeline purposes and incidentals thereto, including the construction and maintenance of a gravity or pressure sewer line, together with the right of ingress and egress upon, over, under and across those areas so designated. The easement shall be kept free of permanent structures, debris, parked vehicles or trailers, trees landscaping, or any other objects that could obstruct ingress and egress within this easement.

6. DRAINAGE EASEMENTS (DE) for drainage purposes and incidentals thereto, including the construction and maintenance of gravity, pressure pipe or open drainage channel, upon, over, under and across those areas so designated.

7. INGRESS / EGRESS AND SUPPORT EASEMENTS through and over the private roads shown hereon are for use by all public utilities, law enforcement, fire protection, welfare and other related public or county agencies, their vehicles and personnel.

8. EMERGENCY ACCESS EASEMENT (EAE) through and over the areas as shown hereon are for use by public, county, state agencies or their agents in response to law enforcement, fire, medical or emergencies caused by natural disaster.

9. SLOPE EASEMENTS (SE) provide the right of ingress and egress to construct reconstruct and maintain excavation and or embankment slopes and the right to plant and maintain grass, plants and trees and to place rock riprap or other erosion control measures.

10. PEDESTRIAN/BICYCLE EASEMENT are over and across the areas as shown hereon and are for pedestrian and non-motorized cycle ingress and egress together with the right of trail construction and maintenance and all appurtenances pertaining thereto.

11. EQUESTRIAN EASEMENT (E.E.) over and across the areas as shown hereon and are for the purposes of pedestrian and equestrian ingress and egress together with the right of trail construction and maintenance and all appurtenances pertaining thereto.

12. SNOW STORAGE EASEMENTS are on over and across a 30 foot wide strip of land lying adjacent to all roadways for the purpose of placing snow by blowing or other methods of removal from the roadways as shown hereon.

13. LANDSCAPE EASEMENTS: for placement of vegetation, together with the right to maintain, repair, upgrade, alter, modify and change the characteristics of landscaping, irrigation equipment and related appurtenances over, under and across those areas as shown hereon

14. MULTI-PURPOSE TRAIL EASEMENT (MPTE) are over and across the areas shown hereon for non-motorized public ingress and egress together with the right of trail construction and maintenance and all appurtenances pertaining thereto.

15. VISIBILITY EASEMENTS: Over and across the land designated "Visibility Easement" are to be kept free from signs, hedges trees, fences, structures, natural growth or other obstructions to the view higher than three feet (3.0') above the nearest road pavement surface.

#### END OF PUBLIC DEDICATIONS

The owners hereby grant to the \_\_\_\_\_ Homeowners association the following:

1. PRIVATE DRAINAGE EASEMENTS for drainage purposes and incidentals thereto, including the construction and maintenance of gravity, pressure pipe or open drainage channel, upon, over, under and across those areas so designated.

2. PRIVATE SLOPE EASEMENTS the right of ingress and egress to construct, reconstruct and maintain excavation and or embankment slopes and the right to plant and maintain grass, plants and trees and to place rock riprap or other erosion control measures.

3. PRIVATE LANDSCAPE EASEMENTS for placement of vegetation, together with the right to maintain, repair, upgrade, alter, modify and change the characteristics of landscaping, irrigation equipment and related appurtenances over, under and across those areas as shown hereon.

## BOARD OF SUPERVISORS STATEMENT

The Board of Supervisors of the County of Placer on the \_\_\_\_ day of \_\_\_\_\_ 1999 did approve this map of \_\_\_\_\_, Tract Number \_\_\_\_, and has accepted on behalf of the public, the easements and rights-of-way for roads, lanes, drives and courts offered for dedication for public use in conformity with the terms of the dedication. The exceptions are listed as follows:

- 1) The road and utility rights-of-way are public, but maintenance of the roads are by County Service Area No.28 Zone \_\_\_\_\_. The acceptance of this offer of dedication does not constitute acceptance of the property described into the County Highway System.
- 2) M.P.E.s, M.D.E.s, P.U.E.s, S.E.s, L.E., E.E., D.E.s Emergency Access Easements and Pedestrian/Bicycle Easements are not accepted for maintenance.
- 3) The Drainage Easements for {A} "maintenance of gravity flow pipe" only are accepted for public benefit and maintenance is by County Service Area 28 Zone No.\_\_\_\_\_, Drainage Easements for {B} "maintenance of structural stormwater quality enhancement facilities" are not accepted at this time, but the public reserves the right of acceptance in the future.
- 4) \_\_\_\_\_ Easements not shown (see note #\_\_\_\_\_) are hereby abandoned per section 66499.20-1/2 of the Subdivision Map Act.

ATTEST:

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chairman of the Board

### NOTE:

\_\_\_\_\_ Easements shown in Book \_\_\_\_\_ of Maps at Page \_\_\_\_\_ P.C.R. which are not shown on this map are being abandoned by Placer County pursuant to section 66469.20-1/2 of the Subdivision Map Act.